

45-49 Goandra Drive, Ocean Grove, Vic 3226

House For Sale

Monday, 25 March 2024

45-49 Goandra Drive, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2475 m2

Type: House



Dan Halsey
0493776724



Toby Lee
0448008900

Quoting \$1,795,000

Offers Closing Friday 26th April @4pm
The Feel: Nestled harmoniously into one of Ocean Grove's most prestigious enclaves, this idyllic retreat delivers enduring appeal for families amidst blissfully tranquil surrounds. Set on a sprawling 2472sqm (approx.) block in the exclusive Yellow Gums Estate, you can enjoy the serene soundtrack of native birdsong, garden aspects from almost every vantage point, and the luxury of space and privacy. Designed to integrate with its surroundings, and featuring a welcoming blend of functionality, space and quality details, this home is ready for its next custodians to enjoy all it has to offer, all just moments from the town centre, schools, and Ocean Grove's iconic beaches.

The Facts: -A serene family residence situated on over half an acre, defined by its leafy Yellow Gums setting -Seemingly etched into the landscape, the home's render was selected to harmonise with the bark of the surrounding gum trees -Natural light bathes the living and accommodation spaces, creating a warm & inviting atmosphere -Surround yourself with natural beauty as expansive windows provide garden outlooks from almost every room -A spacious open plan living domain presents as the social heart of the home, spilling outwards to alfresco zone & sprawling rear yard -Form & function merge in the stone-topped kitchen featuring a full suite of s/s appliances, step-in pantry & breakfast seating -A servery window caters to indoor-outdoor entertaining -Enjoy effortless alfresco living & dining, with a huge undercover zone overlooking the tranquil rear yard -A separate lounge room provides space for quiet relaxation, or overflow living for kids & teens -Spacious bedrooms offer ample retreat, including impressive master suite with WIR, twin vanity ensuite & a sunny northern aspect -2 further bedrooms, both with WIRs, also benefit from a north orientation, while a separate home office (BIR) easily functions as a 4th bedroom -A generous family bathroom comes with built-in bathtub, corner shower & separate WC -Calming neutral palette enables future owners to add their own flair -Step outside and enjoy the beautifully private outdoors that this property offers -Ample open space and bird-attracting gardens are highlighted by majestic gum trees -There are also endless possibilities to value add, with space for extensive shedding or that pool you've always dreamed of having (STCA) -Ducted heating & cooling maintains seasonal comfort, while a DLUG takes care of off-street parking needs -7.11kW of solar energy minimises your carbon footprint -There's simply no comparison to the tranquillity of this coveted enclave, as native birdsong and the soothing sounds of coastal breezes form a soundtrack to daily life -Practical everyday essentials are also within easy reach, with supermarkets, restaurants, and schools all just moments away

The Owner Loves... "It's an amazingly comfortable family home with a light and airy ambience that flows throughout. There are magical garden views from every room in the house that create the most beautiful sense of calm. It is really a special space to live in."*

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